

EST.  1989

Harbourtown

REAL ESTATE



Kaya Krabè 26 Nikiboko - Den Cheffi

Asking Price: **\$ 639.000.-**
(Buyer's cost not included)

Description

Detached newly built home with 3 exceptionally spacious bedrooms and 2 bathrooms, situated on a 7858 sq. ft parcel of freehold land. This modern residence is ideal for families or long-term rental purposes. The asking price includes 8% ABB, and the property is exempt from transfer tax (only 1.5% buyer's costs apply).

Layout

Kaya Krabè 26 is traditionally constructed using concrete blocks and finished with high-quality materials and great attention to detail. Atmospheric outdoor lighting surrounds the property, contributing to its luxurious appearance.

At the front of the property, a spacious porch serves as a covered entrance. Upon entering, the impressive and generously sized living room immediately stands out. Thanks to the elongated layout, there is ample space for both a comfortable lounge area and a large dining area, as well as a spacious kitchen. The living room is equipped with air conditioning and benefits from abundant natural light.

The modern L-shaped kitchen features a separate cooking island and a cozy bar/seating area. The kitchen seamlessly connects to the living area, creating an open and spacious atmosphere. It is equipped with high-quality European built-in appliances, including a dishwasher, induction cooktop, and built-in oven. In addition, the kitchen includes a wine climate cabinet, ideal for wine enthusiasts.

On the right side of the home are the three bedrooms and two bathrooms. The master bedroom, located at the front of the property, features an exceptionally spacious walk-in closet and an en-suite bathroom. The second and third bedrooms share a modern second bathroom conveniently located between the two rooms. All bedrooms are equipped with air conditioning.

From the kitchen, there is access to the rear terrace of the property. From here, the practical utility/laundry room can be reached, offering sufficient space to also function as a storage room. Next to the home, there is ample private parking space for up to two vehicles.





DETAILS OF THE HOUSE

Unique details:

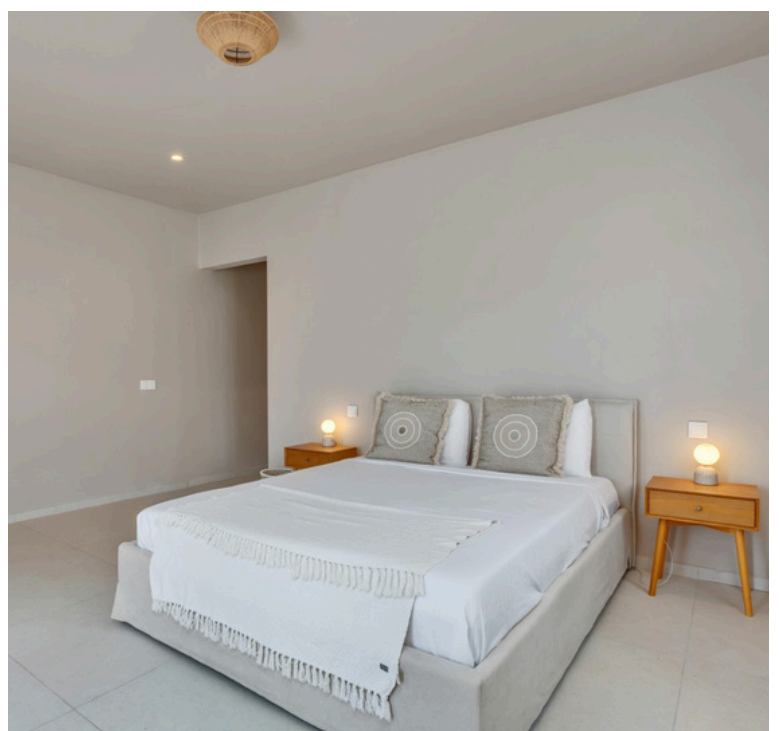
- + Fully newly built (2026)
- + High-quality kitchen and bathrooms
- + Centrally located freehold property
- + Established residential neighborhood
- + Plenty of space for a pool deck or palapa

Technical details:

- Freehold land: 7858 sq. ft.
- Both 110 and 220 Volt
- Warm water heaters for bathrooms
- Septic tank
- Garden yet to be landscaped



Elegant Island Home





Annual costs

**Land tax (Grondbelasting)
when property serves as main
residence:**

0,345% x value property.

**Property tax (vastgoedbelasting)
when property is second home:**

0,91% x value property.

Tax-free: \$70,000.-

No taxes are charged on rental income.

Closing costs

**The costs of transfer (closing costs) are
for account of the buyer, unless
specifically mentioned otherwise. These
consist of:**

- **1.5% buyer's cost**
- **Notary costs**
- **Registration costs cadastry**

**Calculate the exact costs on our website:
[harbourtownbonaire.com/en/buyers-
costs/](http://harbourtownbonaire.com/en/buyers-costs/)**